

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	EGERTON RD, ARLINGTON

## OWNERSHIP

Owner 1:	VELONIAS PLATON G ETAL/ TRUSTEE			
Owner 2:	VELONIAS-LEMPROS REVOCABLE TR			
Owner 3:				
Street 1:	2261 MASS AVE			
Street 2:				
Twn/City:	LEXINGTON			
St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02421		Type:	

## PREVIOUS OWNER

Owner 1:	VELONIAS PLATON G -		
Owner 2:	LAMPROS MARIA -		
Street 1:	2261 MASS AVE		
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry	
Postal:	02421		

## NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2503 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	454.802	Spl Credit		Total:	454.800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	540,800	4,400	454,800	1,000,000
Total Card	0.114	540,800	4,400	454,800	1,000,000
Total Parcel	0.114	540,800	4,400	454,800	1,000,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		399.50	/Parcel: 399.5

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	540,800	4400	4,950.	454,800	1,000,000		Year end	12/23/2021
2021	104	FV	516,000	4400	4,950.	454,800	975,200		Year End Roll	12/10/2020
2020	104	FV	516,200	4400	4,950.	454,800	975,400	975,400	Year End Roll	12/18/2019
2019	104	FV	385,700	4400	4,950.	483,200	873,300	873,300	Year End Roll	1/3/2019
2018	104	FV	385,700	4400	4,950.	352,500	742,600	742,600	Year End Roll	12/20/2017
2017	104	FV	395,400	4400	4,950.	307,000	706,800	706,800	Year End Roll	1/3/2017
2016	104	FV	395,400	4400	4,950.	261,500	661,300	661,300	Year End	1/4/2016
2015	104	FV	352,600	4400	4,950.	255,800	612,800	612,800	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

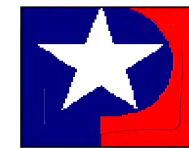
## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
12/13/2004	MLS	HC	Helen Chinal
9/20/1999	Info At Door	267	PATRIOT
8/25/1993		KT	

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	2561
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
4	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## PRINT

Date	Time
12/29/21	18:15:05

**LAST REV**

Date	Time
04/09/20	12:44:34

mmcmakin
255

## PAT ACCT.

More: N	Total Yard Items:	4,400	Total Special Features:		Total:	4,400
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